035.0	0003	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 897,500 / 897,500
					USE VALUE: 897,500 / 897,500
					ASSESSED: 897,500 / 897,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		NORTH UNION ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TSEGAYE ELLENI &
Owner 2:	ESHETU ABIY
Owner 3:	
Street 1:	195 STEELE RD
Street 2:	
Twn/City:	WEST HARTFORD
St/Prov:	CT Cntry: Own Occ: N
Postal:	06119 Type:

PREVIOUS OWNER

Owner 1:	TSEGAYE ELLENI -
Owner 2:	-
Street 1:	69 NORTH UNION ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,277 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1832, having primarily Vinyl Exterior and 3292 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5277.000	527,400		370,100	897,500
Total Card	0.121	527,400		370,100	897,500
Total Parcel	0.121	527,400		370,100	897,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 272.63 | /Parcel: 272.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 24413

GIS Ref

GIS Ref

Insp Date 12/06/18

!2880!

PREVIOUS ASSESSMENT

Parcel ID 035.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	527,100	0	5,277.	370,100	897,200	897,200	Year End Roll	12/18/2019
2019	101	FV	395,300	0	5,277.	335,400	730,700	730,700	Year End Roll	1/3/2019
2018	101	FV	395,300	0	5,277.	318,100	713,400	713,400	Year End Roll	12/20/2017
2017	101	FV	395,300	0	5,277.	277,600	672,900	672,900	Year End Roll	1/3/2017
2016	101	FV	395,300	0	5,277.	237,100	632,400	632,400	Year End	1/4/2016
2015	101	FV	379,800	0	5,277.	219,800	599,600	599,600	Year End Roll	12/11/2014
2014	101	FV	379,800	0	5,277.	182,200	562,000	562,000	Year End Roll	12/16/2013
2013	101	FV	379,800	0	5,277.	173,500	553,300	553,300		12/13/2012

PRINT

Date	Time
12/10/20	18:13:17

LAST REV

Date	Time
07/10/19	14:27:49
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2880

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TSEGAYE ELLENI,	60339-360		10/26/2012	Convenience	10	No	No		
BREAULT RICHARD	37477-539		12/26/2002		300,000	No	No		
DIPIETRO THOMAS	32237-139		1/12/2001		244,200	No	No	4	
DI PIETRO JOSEP	31774-549		8/31/2000	Family	99	No	No	4	
	21129-395		5/1/1991		99	No	No		A

USER DEFINED

Prior Id # 1:	24413
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/15/2008	72	Addition	150,000	C		G9	GR FY09	ADD & RENO
4/20/2001	212	Re-Roof	3,275	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
1/30/2009	Meas/Inspect	345	PATRIOT
4/2/2003	MLS	MM	Mary M
4/15/2001	MLS	MM	Mary M
3/16/2000	Inspected	264	PATRIOT
2/29/2000	Measured	264	PATRIOT
8/9/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5277		Sq. Ft.	Site		0	64.	1.10	3									370,119						370,100	

Total AC/HA: 0.12114 | Total SF/SM: 5277 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 370,119 | Spl Credit | Total: 370,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1832	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08604646
Const Adj.:	1.03020000
Adj $ / SQ:	139.856
Other Features:	131904
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	552870
Depreciation:	25432
Depreciated Total:	527438

COMMENTS

SCUTTLE. GAS FPL LOG..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2008
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

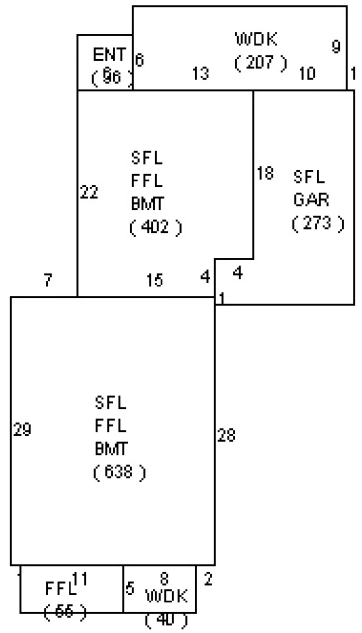
No Unit	RMS	BRS	FL
1	7	5	M
Totals			
1	7	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	139.86
Special Features:	0	Val/Su Net:	131.72
Final Total:	527400	Val/Su SzAd	219.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,313	139.860	183,630
FFL	First Floor	1,095	139.860	153,142
BMT	Basement	1,040	71.020	73,863
GAR	Garage	273	24.890	6,794
WDK	Deck	247	10.350	2,557
ENT	ENTRY	36	27.200	979

Net Sketched Area:	4,004			Total:	420,965
Size Ad	2408	Gross Are	4004	FinArea	3292

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

035.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: